

# Section 1: 8-K (FORM 8-K)

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

## FORM 8-K

CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported): **December 20, 2019**

### Global Net Lease, Inc.

(Exact Name of Registrant as Specified in Charter)

**Maryland**

(State or other jurisdiction  
of incorporation)

**001-37390**

(Commission File Number)

**45-2771978**

(I.R.S. Employer  
Identification No.)

**650 Fifth Avenue, 30th Floor  
New York, New York 10019**

(Address, including zip code, of Principal Executive Offices)

**Registrant's telephone number, including area code: (212) 415-6500**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to section 12(b) of the Act:

| Title of each class   | Trading Symbols | Name of each exchange on which registered |
|---|-----------------|---|
| Common Stock, \$0.01 par value  | GNL             | New York Stock Exchange                   |
| 7.25% Series A Cumulative Redeemable Preferred Stock, \$0.01 par value            | GNL PR A        | New York Stock Exchange                   |
| 6.875% Series B Cumulative Redeemable Perpetual Preferred Stock, \$0.01 par value | GNL PR B        | New York Stock Exchange                   |

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.



**Item 7.01. Regulation FD Disclosure.***Preferred Stock Dividends*

On December 20, 2019, Global Net Lease, Inc. (the “Company”) issued a press release announcing the declaration of a dividend of \$0.453125 per share payable on January 15, 2020 to holders of record of shares of the Company’s 7.25% Series A Cumulative Redeemable Preferred Stock at the close of business on January 3, 2020.

In addition, the Company announced the declaration of a dividend of \$0.1671 per share covering the period from November 26, 2019 to December 31, 2019 and payable on January 15, 2020 to holders of record of shares of the Company’s 6.875% Series B Cumulative Redeemable Perpetual Preferred Stock at the close of business on January 3, 2020.

A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K. Such press release shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that Section. The information in Item 7.01, including Exhibit 99.1, shall not be deemed incorporated by reference into any filing under the Exchange Act or the Securities Act of 1933, as amended, regardless of any general incorporation language in such filing.

**Item 9.01. Financial Statements and Exhibits.****(d) Exhibits**

| <u>Exhibit No.</u> | <u>Description</u>  |
|--------------------|---|
| <u>99.1</u>        | <u>Press Release dated December 20, 2019.</u>   |
| 104                | Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document. |

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## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

### GLOBAL NET LEASE, INC.

Date: December 20, 2019

By: /s/ James L. Nelson

Name: James L. Nelson

Title: *Chief Executive Officer and President*

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## Section 2: EX-99.1 (EXHIBIT 99.1)

Exhibit 99.1



### FOR IMMEDIATE RELEASE

#### Global Net Lease, Inc. Announces Preferred Stock Dividends

**NEW YORK, December 20, 2019** – Global Net Lease, Inc. (“GNL”) (NYSE: GNL/ GNL PRA / GNL PRB) announced today that it intends to continue to pay dividends on a quarterly basis on its 7.25% Series A Cumulative Redeemable Preferred Stock (the “Series A Preferred Stock”) at an annualized rate of \$1.8125 per share or \$0.453125 per share on a quarterly basis. Dividends on the Series A Preferred Stock are payable in arrears to Series A Preferred Stock holders of record at the close of business on the applicable record date and payable on the 15th day of the first month of each fiscal quarter (or, if not a business day, the next succeeding business day).

Accordingly, GNL declared a dividend of \$0.453125 per share of Series A Preferred Stock payable on January 15, 2020 to Series A Preferred Stock holders of record at the close of business on January 3, 2020.

In addition, GNL announced today that it intends to pay dividends on a quarterly basis on its 6.875% Series B Cumulative Redeemable Perpetual Preferred Stock (the “Series B Preferred Stock”) at an annualized rate of \$1.71875 per share or \$0.4296875 per share on a quarterly basis. Dividends on the Series B Preferred Stock are payable in arrears to Series B Preferred Stock holders of record at the close of business on the applicable record date and payable on the 15th day of the first month of each fiscal quarter (or, if not a business day, the next succeeding business day). January 15, 2020 is the first quarterly payment date since the Series B Preferred Stock was originally issued and represents an accrual for less than a full quarter, covering the period from November 26, 2019 to December 31, 2019.

Accordingly, GNL declared a dividend of \$0.1671 per share of Series B Preferred Stock covering the period from November 26, 2019 to December 31, 2019 and payable on January 15, 2020 to Series B Preferred Stock holders of record at the close of business on January 3, 2020.

### About Global Net Lease, Inc.

Global Net Lease, Inc. (NYSE: GNL) is a publicly traded real estate investment trust listed on the NYSE focused on acquiring a diversified global portfolio of commercial properties, with an emphasis on sale-leaseback transactions involving single tenant, mission critical income producing net-leased assets across the United States, Western and Northern Europe. Additional information about GNL can be found on its website at [www.globalnetlease.com](http://www.globalnetlease.com).

### Important Notice

The statements in this press release that are not historical facts may be forward-looking statements. These forward-looking statements involve risks and uncertainties that could cause the outcome to be materially different. In addition, words such as “may,” “will,” “seeks,” “anticipates,”

“believes,” “estimates,” “expects,” “plans,” “intends,” “should” or similar expressions indicate a forward-looking statement, although not all forward-looking statements include these words. Actual results may differ materially from those contemplated by such forward-looking statements, including those set forth in the Risk Factors section of GNL’s most recent Annual Report on Form 10-K for the year ended December 31, 2018 filed February 28, 2019 and all other filings filed with the Securities and Exchange Commission after that date. Further, forward-looking statements speak only as of the date they are made, and GNL undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.

**Contacts:**

**Investors and Media:**

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